

**Shared Ownership Comparison Costs for Sixpenny Handley (Indicative – actual costs will be produced as the scheme progresses)**

Property	Size (m2)	House Value £	Equity share %	Equity £	Mortgage per month [Note1] £	Rent per month [Note2] £	Combined costs £	Required income - assuming costs are < 30% of income £	Required income - assuming costs are <35% of income £
2bed 4person house	80	£202,363	30%	60,709	374	325.00	699	27,960	23,966
			40%	80,945	512	278.00	790	31,600	27,086
			50%	101,182	650	232.00	882	35,280	30,240
3bed 5person house	90	£227,658	30%	68,298	426	365.00	791	31,640	27,120
			40%	91,063	581	313.00	894	35,760	30,651
			50%	113,829	737	261.00	998	39,920	34,217

Sales values in £/m2 from Zoopla £2,530

Note 1: The assumed deposit is 5% and interest rate is 6.5%

Note2: The rent on SO homes is assumed to be set at 2.75% of the unsold equity (pa)